

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.31m

Quarterly Price Change

-0.04% ↓

Median Unit Price*

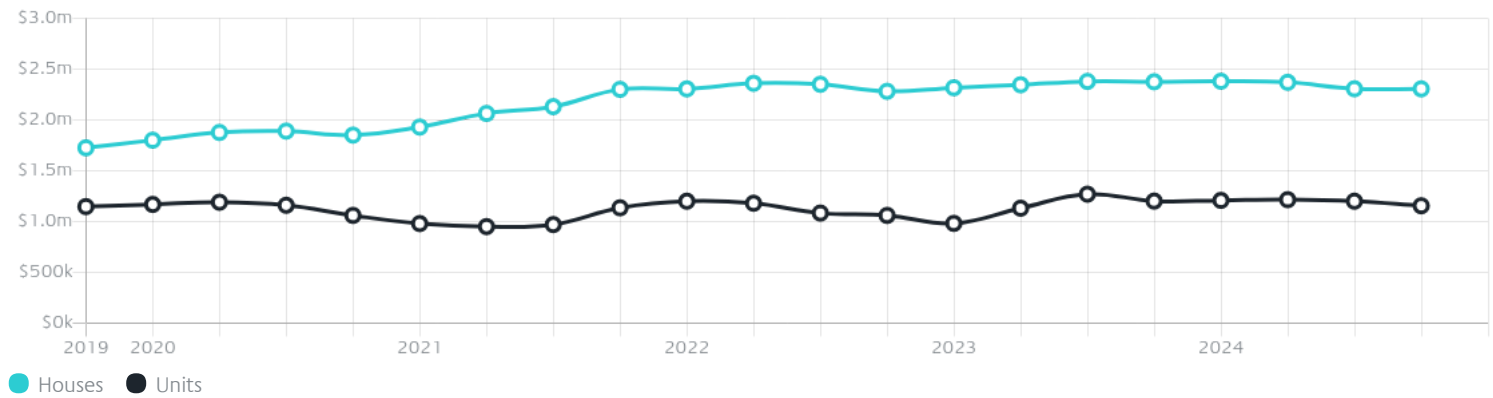
Median

\$1.16m

Quarterly Price Change

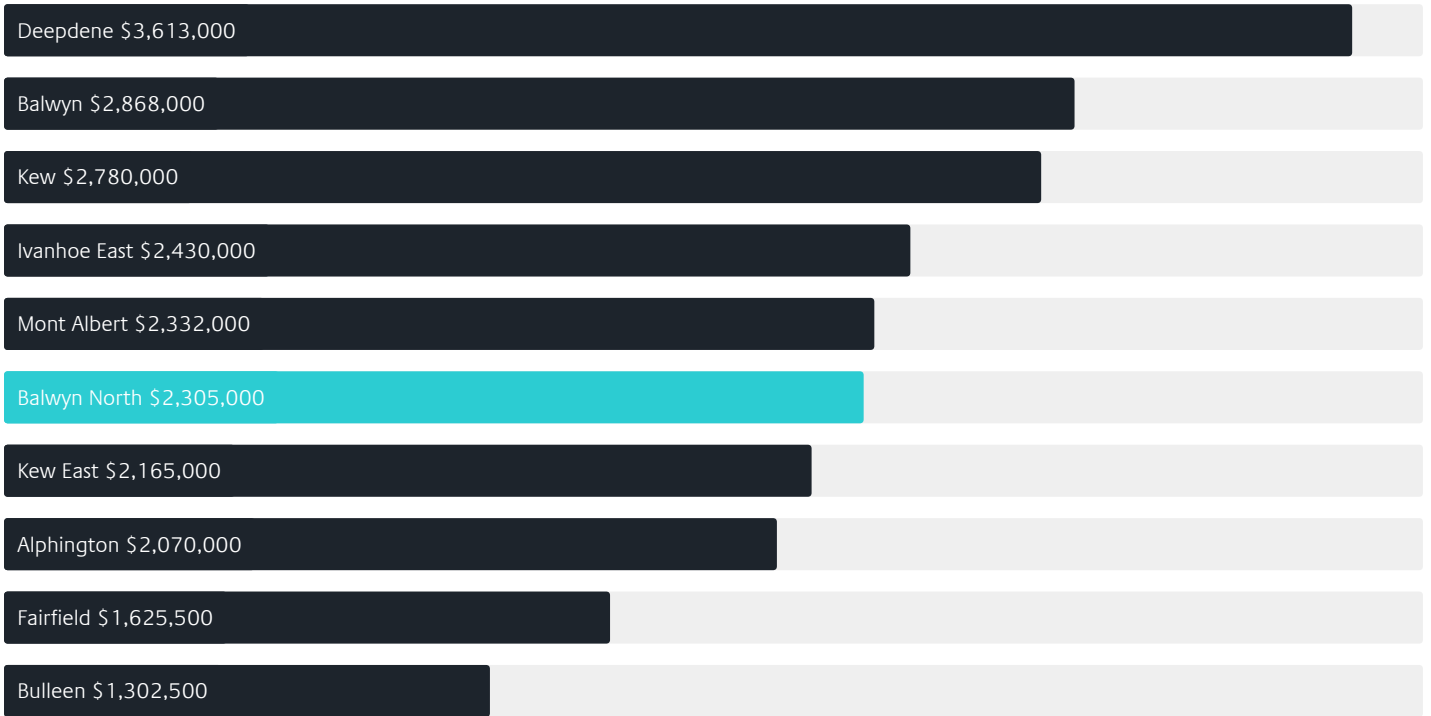
-3.75% ↓

Quarterly Price Change*

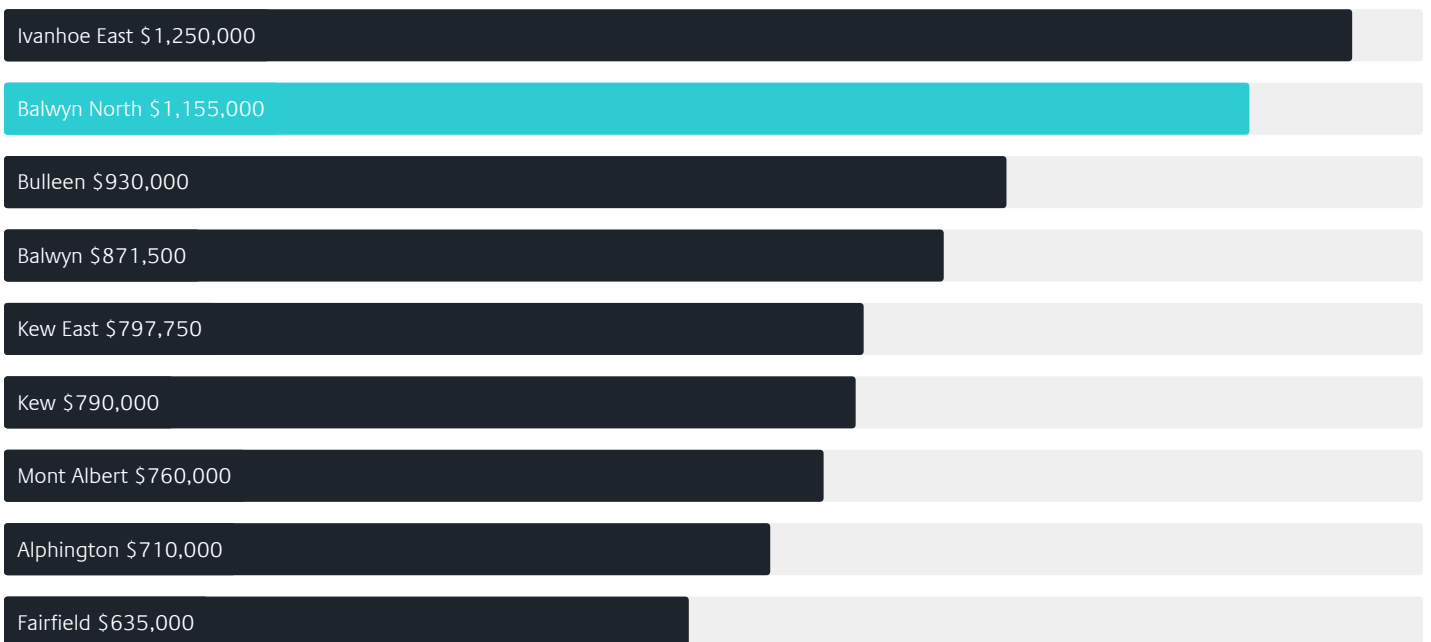


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 77%
● Private 23%

Auction Clearance Rate^{*}

65%

Median Days on Market[^]

26 days

Average Hold Period^{*}

6.8 years

Insights

Dwelling Type[^]



● Houses 83% ● Units 17%

Ownership[^]



● Owned Outright 49% ● Mortgaged 34% ● Rented 17%

Population[^]

21,302

Median Asking Rent per week^{*}

\$850

Population Growth[^]

4.39%

Rental Yield^{*}

1.81%

Median Age[^]













42 years

Median Household Size[^]













2.9 people

Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 51 Ursa St Balwyn North	4	House	\$2,476,000	21 Jan 2025
 1/279 Balwyn Rd Balwyn North	3	Unit	\$1,213,500	21 Dec 2024
 102/3 Tannock St Balwyn North	2	Strata Unit/Flat	\$640,000	19 Dec 2024
 22 Kelvinside St Balwyn North	3	House	\$1,780,000	10 Dec 2024
 1/25 Rangeview Gr Balwyn North	3	Townhouse	\$1,465,000	02 Dec 2024
 62 Hill Rd Balwyn North	3	House	\$1,840,000	01 Dec 2024
 399 Balwyn Rd Balwyn North	4	House	\$1,880,000	30 Nov 2024
 23 Minerva Av Balwyn North	4	House	\$2,000,000	28 Nov 2024
 5 Earls Ct BALWYN NORTH	4	House	\$1,800,000	27 Nov 2024
 43 Dight Av Balwyn North	3	House	\$2,200,000	26 Nov 2024
 1/68 Severn St Balwyn North	3	Unit	\$1,330,000	26 Nov 2024
 18 Mountain View Rd Balwyn North	5	House	\$2,565,000	25 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 42 Aquila St Balwyn North	3	House	\$1,370,000	23 Nov 2024
 6 Parma Ct Balwyn North	4	House	\$1,450,000	17 Nov 2024
 52 Viewhill Rd Balwyn North	4	House	\$2,680,000	16 Nov 2024
 14 Ardgour St Balwyn North	3	House	\$1,701,000	16 Nov 2024
 191 Doncaster Rd Balwyn North	5	House	\$2,375,000	16 Nov 2024
 8 Riverview Rd Balwyn North	4	House	\$1,905,000	14 Nov 2024
 7 Loma Linda Gr BALWYN NORTH	5	House	\$362,000	14 Nov 2024
 34 Almond St Balwyn North	3	House	\$1,825,000	09 Nov 2024
 102/1072 Burke Rd Balwyn North	2	Apartment	\$700,000	08 Nov 2024
 31 Trentwood Av Balwyn North	4	House	\$1,750,000	08 Nov 2024
 17 Nevada St Balwyn North	4	House	\$2,071,888	07 Nov 2024
 2/23 Rangeview Gr Balwyn North	4	Townhouse	\$2,506,000	02 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Kenny St BALWYN NORTH	4	House	\$2,642,000	30 Oct 2024
 103/1084 Burke Rd Balwyn North	2	Apartment	\$460,000	28 Oct 2024
 1/6 Vicars St Balwyn North	1	Strata Unit/Flat	\$980,000	28 Oct 2024
 9 Almond St Balwyn North	2	House	\$2,305,000	28 Oct 2024
 5 Kendari Av Balwyn North	5	House	\$3,890,000	28 Oct 2024
 28 Sunburst Av Balwyn North	3	House	\$2,170,000	26 Oct 2024
 148 Winfield Rd Balwyn North	2	House	\$1,179,000	26 Oct 2024
 18 Millicent Av Balwyn North	5	House	\$2,050,000	26 Oct 2024
 6 June Av Balwyn North	5	House	\$2,688,000	25 Oct 2024
 14 Ellsa St Balwyn North	4	House	\$3,100,000	24 Oct 2024
 12a Leicester St Balwyn North	3	House	\$1,352,500	23 Oct 2024
 26 Greythorn Rd Balwyn North	4	House	\$1,739,888	23 Oct 2024



Balwyn Office
244A Whitehorse Rd, Balwyn
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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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